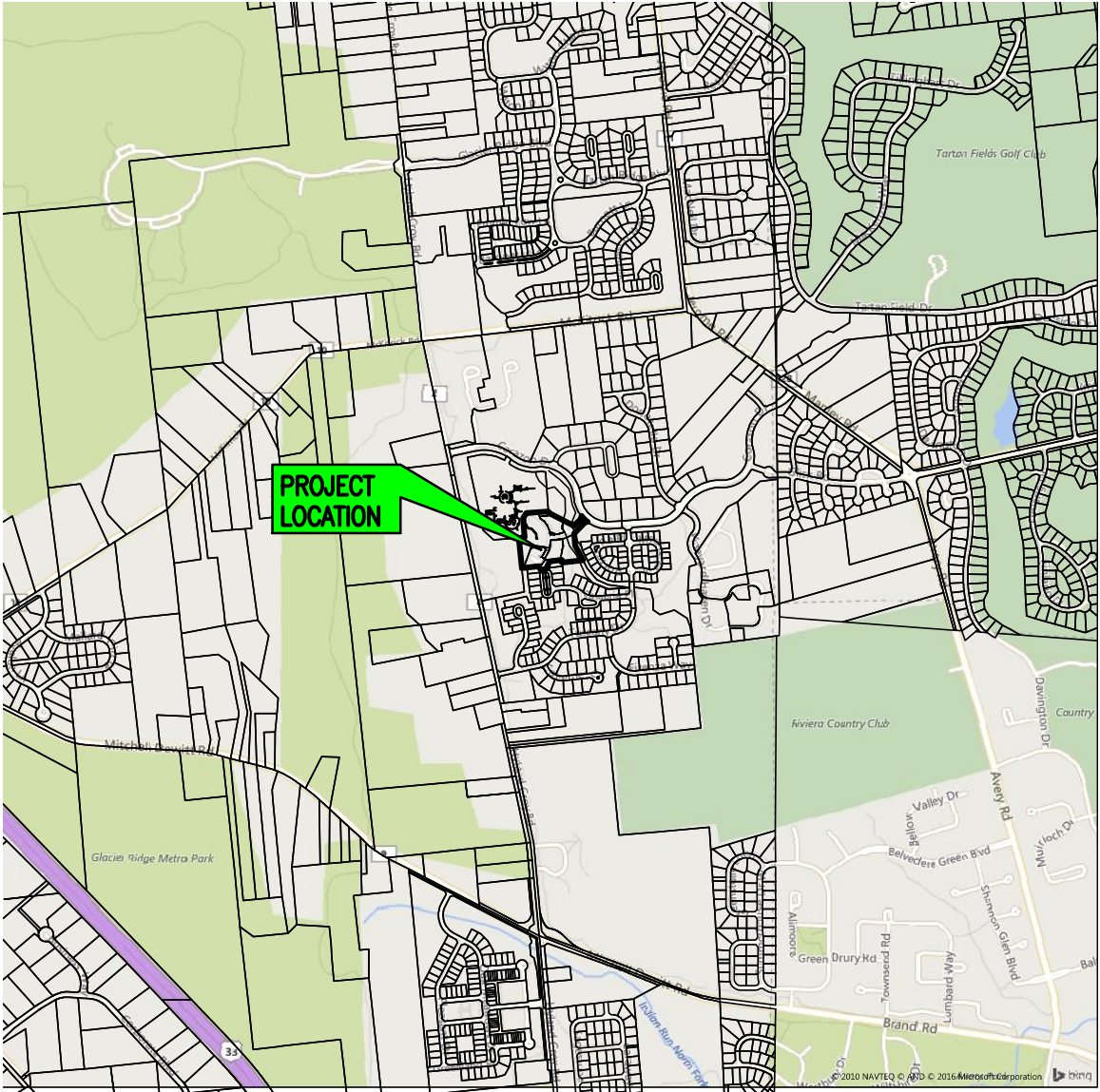
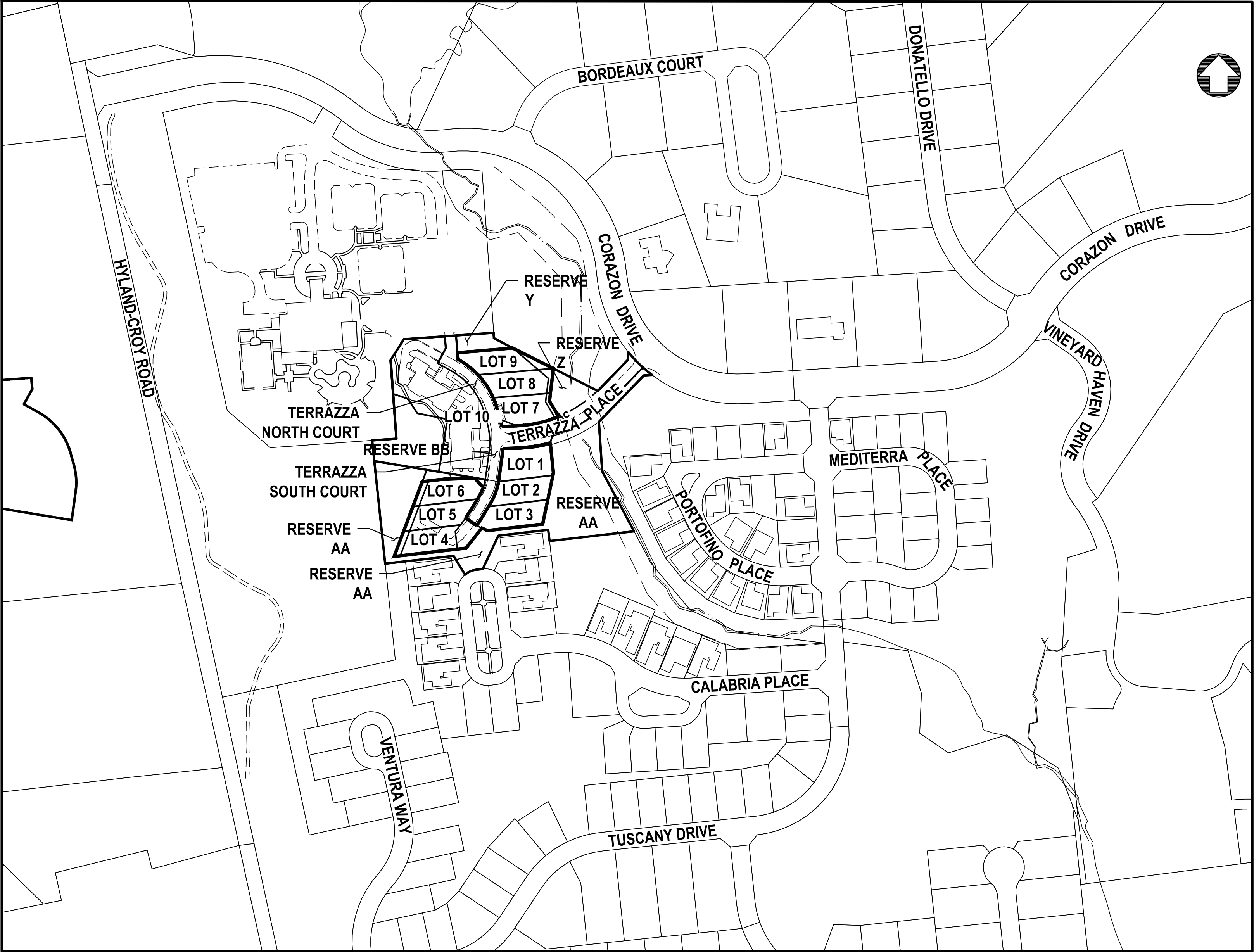


TARTAN WEST SECTION 7
PRELIMINARY PLAT
STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, VMS 2925



REGIONAL CONTEXT MAP
SCALE: 1"=2000'

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "MAILBOX/UTILITY EASEMENT", "SIDEWALK EASEMENT" AND "ACCESS EASEMENT". EACH OF THE AFOREMENTIONED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND GUEST PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "STREAM BUFFER" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE "STREAM BUFFER" AREA AS DESIGNATED ON THIS PLAT UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN THOSE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR USE BY THE PUBLIC. EASEMENT AREAS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.



VICINITY MAP
SCALE: 1"=200'

SURVEY DATA:
BASIS OF BEARING: THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE.
SOURCE OF DATA: THE SOURCES OF THE RECORDED SURVEY DATA ARE FROM THE EXISTING RECORDS OF UNION COUNTY, OHIO RECORDER'S OFFICE AS REFERENCED IN THE TEXT ON THIS PLAT.
IRON PINS: ALL LOT CORNERS AND ANGLE POINTS SHALL HAVE A 5/8 INCH REBAR SET THIRTY INCHES LONG WITH RED IDENTIFICATION CAP STAMPED "J&H S-8283".

FIRM COMMUNITY PANEL No.: 39049C0018K
FLOOD ZONE: X
MAP REVISED: JUNE 17, 2008

BUILDING SETBACKS:
FRONT = 15 FOOT
20 FOOT ALONG ENTRANCE DRIVE
SIDE = 6 FOOT
REAR = 25 FOOT (LOTS 7-9 HAVE 15 FOOT REAR)
(UNLESS OTHERWISE SPECIFIED)